

Darley SQ.

A boutique development of 12 houses and 11 premium
apartments located in the heart of Dunboyne



BE PART OF SOMETHING SPECIAL AT DARLEY SQUARE

Step outside your front door and into a world of convenience and charm all while knowing you're just a short commute from the heart of Dublin. Welcome to Darley Square in Dunboyne, a vibrant town where peaceful living meets a wealth of amenities right at your fingertips.

Explore Dunboyne Castle Hotel & Spa, or unwind by the scenic Royal Canal. Experience the warmth of traditional pubs, discover hidden gems in local boutiques and savor delicious cuisine at local restaurants, while numerous playgrounds and sports facilities ensure there's always an adventure waiting around the corner.

Darley Square is a small, boutique development of 12 houses and 11 premium apartments offering an unbeatable location within a village whilst on the edge of the city.



As a place to call home,
Dunboyne is simply second to none...

UNBEATABLE LOCATION ON THE EDGE OF THE CITY

Shopping

You have plenty of choice when it comes to shopping with a range of supermarkets including Supervalu in Dunboyne and Lidl and Aldi in nearby Clonee. Dunboyne has excellent local shops including pharmacies, cafes, hardware, boutiques and banking services. Avoca Dunboyne is one of Ireland's finest lifestyle destinations offer fashion, homewares, a garden centre, foodstore and restaurants.

Schools

Dunboyne offers a host of Primary and Secondary schools. Dunboyne Junior Primary and St.Peter's National School cater for primary school children whilst St.Peter's College caters for secondary school children. Castleknock College and Mount Sackville Secondary School offer private secondary schools within a 15 minutes drive of Darley Square.

Transport

Darley Square is located adjacent to Dunboyne Railway station and Park 'n' Ride car park. The station offers a regular commuter rail service to Connolly Station in the heart of the city centre. The journey time is approximately 30 minutes. The numbers 70 and 270 bus service offer a half hourly service to both Blanchardstown Town Centre and the city centre.



The Great Outdoors

Thanks to the incredible location, you are spoilt for choice when it comes to leisure activities. Given, Dunboyne's edge of city and edge of country location, residents of Darley Square have a host of natural activities close at hand. The Royal Canal Greenway offers 130km of level towpath which is ideal for walkers, joggers and cyclist to enjoy. Hamewood House Estate offers a garden trail of the formal gardens set out by Charles Hamilton in 1777.





GROUND FLOOR



APARTMENT DETAILS

APARTMENT 3	50.54 sq.m.	544 sq.ft.	1 BEDROOM	1 BATHROOM
APARTMENT 4	50.54 sq.m.	544 sq.ft.	1 BEDROOM	1 BATHROOM
APARTMENT 5	79.01 sq.m.	850 sq.ft.	2 BEDROOM	2 BATHROOM
APARTMENT 6	79.01 sq.m.	850 sq.ft.	2 BEDROOM	2 BATHROOM

FIRST FLOOR



APARTMENT DETAILS

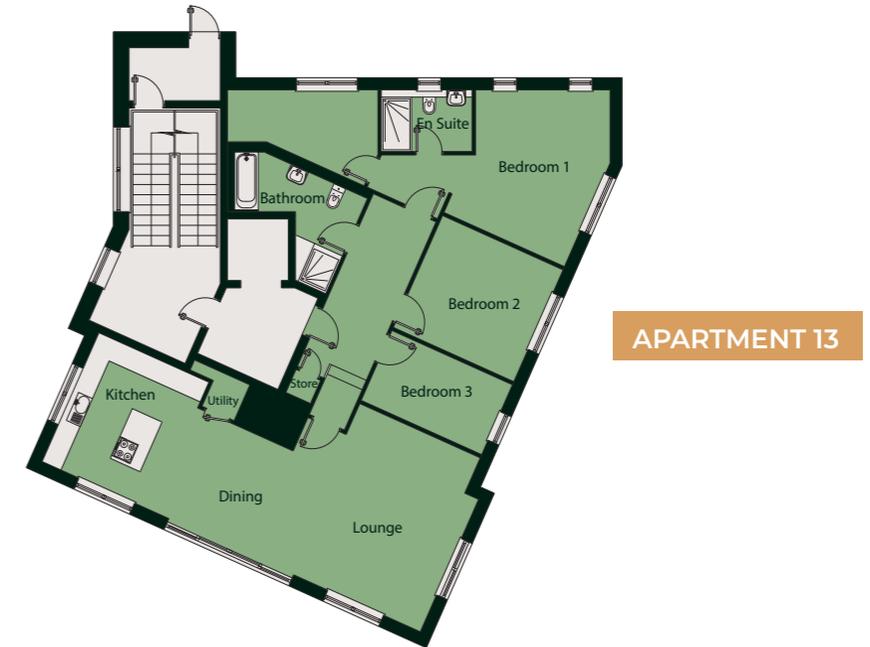
APARTMENT 7	111.55 sq.m.	1,200 sq.ft.	2 BEDROOM	2 BATHROOM
APARTMENT 8	92.13 sq.m.	990 sq.ft.	2 BEDROOM	2 BATHROOM
APARTMENT 9	79.01 sq.m.	850 sq.ft.	2 BEDROOM	2 BATHROOM

Dimensions are at widest room point. Sizes are for indication only and may be subject to change. Any intending purchaser should satisfy themselves by inspection or otherwise as to their accuracy. All dimensions must be read in conjunction with the architects drawings. Please note that these floorplans have been increased in size for legibility and are not to scale.

SECOND FLOOR



PENTHOUSE



APARTMENT DETAILS

APARTMENT 10	111.55 sq.m.	1,200 sq.ft.	2 BEDROOM	2 BATHROOM
APARTMENT 11	92.13 sq.m.	990 sq.ft.	2 BEDROOM	2 BATHROOM
APARTMENT 12	79.01 sq.m.	850 sq.ft.	2 BEDROOM	2 BATHROOM

APARTMENT DETAILS

PENTHOUSE	133.20 sq.m.	1,433 sq.ft.	3 BEDROOM	2 BATHROOM
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An Exquisite Specification by Darcon....

External Finish

Externally, the apartment block will be finished in a contemporary Ibstock brick complemented by granite window cills. The windows and doors which are supplied by Rationale are Aluclad and will be finished in a complimentary grey/black colour. External cladding, piping and coping will similarly be finished in grey / black. Balconies will follow the contemporary style, featuring modern frames and glazed balustrades.

Landscaping

The grounds of Darley Square will be beautifully landscaped, featuring carefully selected decorative planting. The apartment building will feature a pedestrian path link leading to Station Road and the adjoining train station.

Kitchen

All apartments are fitted with premium contemporary German kitchens by Kube Design. Quartz worktops and feature islands will be supplied as standard. High quality kitchen appliances are supplied FREE of charge where buyers sign contracts within 28 days.

Wardrobes & Joinery

The bedrooms will have fitted wardrobes. These utilise the full ceiling heights, offering excellent storage in all bedrooms. All internal doors, skirting and architraves have been finished in a contemporary style in white, complemented by striking Nickle door furniture.

Car Parking

Each apartment will have one car parking space.

Bathrooms

All bathrooms are supplied fully tiled. Contemporary bathroom ware, shower enclosures, showers and heated towel rails are fitted as standard. All showers and taps are fed off a fully pressurised, pumped water system.

Energy Efficiency & Heating

Darley Square will offer owners unrivalled levels of energy efficiency. All apartments will achieve a minimum BER Rating of A2 through the use of twin leaf cavity wall construction, double glazed windows, high levels of insulation and air-tightness. Heating will be by way of air to water heat pump and mechanical heat recovery.

Guarantee

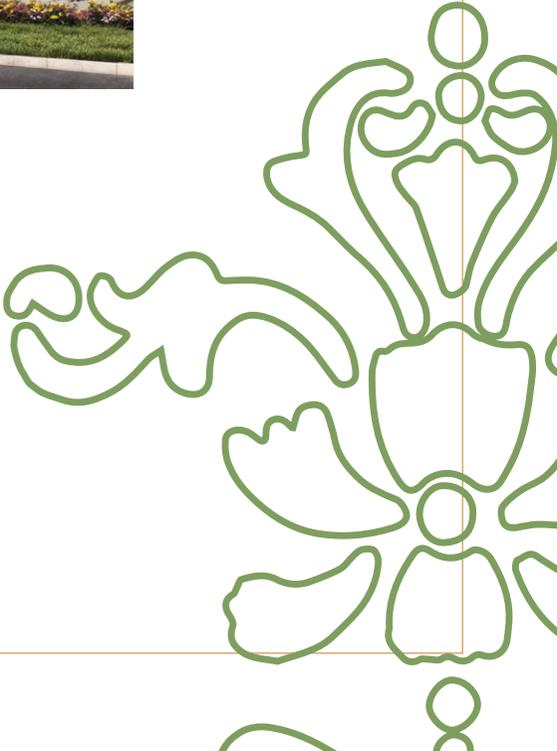
All apartments come with a 10-year Homebond Structural guarantee.

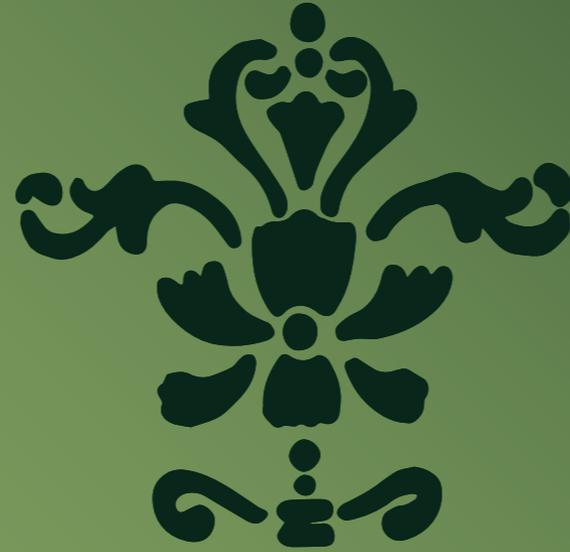




SITE PLAN

A small boutique development of 12 houses and 11 premium apartments





Darley SQ.

The Professional Team

O'Daly Architects

Architect

*Unit 13 B, Mullaghboy Industrial Estate,
Navan, Co. Meath*

Joseph O'Reilly Consulting Engineers

Engineering

*Unit 1 St. Therese's Place,
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Developer



Darcon Properties Ltd.

Sales



www.horaproperty.ie

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